

AFTER RECORDIN RETURN TO:

Prepared By:

M. Reid Stanford, Esq.
307 West Main Street
Tupelo, MS 38804
Phone: 662.791.7878
MS Bar No.: 10,011

Mississippi Real Estate Closings, LLC
1240 Goodman Road Ste 3
Southaven, MS 38671
662-349-1818

GRANTORS

Tameka A. Cowan and Carey Cowan
2251 Pappy Cove

Horn Lake, MS 38637

901.567.6673
W/A

GRANTEES

Martisha E. Kennedy and Jacob A. Kennedy
700 W Woodward Ave.

Holly Springs, MS 38635

662.544.2247
W/A

STATE OF MISSISSIPPI

COUNTY OF DESOTO

WARRANTY DEED

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Tameka A. Cowan and Carey Cowan GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Martisha E. Kennedy and Jacob A. Kennedy as tenants by the entirety with full rights of survivorship and not as tenants in common GRANTEE(S)**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS:

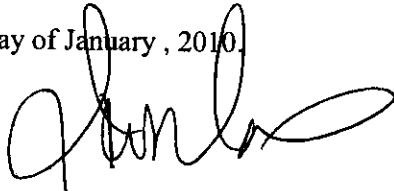
**Lot 102, Section B, Wellington Square Subdivision East PUD,
situated in Section 27, Township 1 South, Range 8 West, DeSoto County,
Mississippi, as per plat thereof recorded in Plat Book 93, Pages 13-14, in the office
of the Chancery Clerk of DeSoto County, Mississippi.**

Being the same property as conveyed to Tameka A. Cowan and Carey Cowan by Warranty Deed from Reeves-Williams, LLC dated December 29, 2006 and filed for record in Book 548, Page 241, in the office of the Chancery Clerk of Desoto County, Mississippi.

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Witness the signature of the Grantor on this the 22nd day of January, 2010.



Tameka A. Cowan



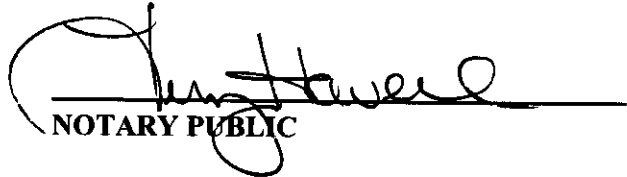
Carey Cowan

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, **Tameka A. Cowan and Carey Cowan** who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 22nd day of January, 2010.



NOTARY PUBLIC

SEAL

My Commission Expires:

